

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, April 7, 2016 at 6:30 p.m, in the Council Chambers of City Hall, 280 Grove Street**, Jersey City, NJ

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

8. Case: Z15-021 Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: 3224-3228 Kennedy Blvd. JC, LLC
Address: 3224-3230 Kennedy Boulevard
Attorney: Charles J. Harrington, III, Esq
Block: 4701 Lot: 36-39
Zone: R-1 – One and Two Family Housing District
For: Construction of a 4-story 42-unit building with 38 onsite parking spaces to be located in the basement.
“c” Variance: Number of Parking Spaces
“d” Variance: Use, Height
Carried from the March 17, 2016 meeting

9. Case: Z16-006 Preliminary and Final Major Site Plan
Applicant: Ma Ambey Fifth, LLC
Address: 375 5th Street
Attorney: Donald M. Pepe, Esq
Block: 9901 Lot: 5
Zone: R-1, One and Two Family Housing District
For: Construction of a 5-story, 12 unit building with no onsite parking
“c” Variances: Minimum Lot Depth
“d” Variances: Use, Height
Carried from the March 3, 2016 meeting

10. Case: Z04-009
Applicant: City Of Jersey City
Address: 311 Washington Street
Attorney: Corporation Counsel
Block: 106 Lot: A.1
Zone: R-4, Multi-Family High-Rise Housing District
For: Relief from condition of approval to convert 7 affordable rental artist work/live units to fair market rate units
“d” Variance: Relief from condition of approval
Carried from the March 3, 2016 meeting

11. Case: Z15-060
Applicant: Onan Properties, LLC
Address: 171 Jewett Avenue
Attorney: Harold P. Cook, III, Esq
Block: 16602 Lot: 4
Zone: H – West Bergen/East Lincoln Park Historic District
For: Renovation and Expansion of an existing 2 family, 3 story building with a 3 story, 7.4’ long rear yard addition
“c” Variances: Lot area, Lot depth, Side Yard Setback, Rear Yard setback
Carried from the March 3, 2016 meeting

12. Case: Z15-051
Applicant: Nitin Kumar
Address: 98 Colgate Street
Attorney: Eugene P. O’Connell, Esq
Block: 11009 Lot: 27
Zone: R-1, One and Two Family Housing District
For: Construction of a new Single Family House on an Undersized Lot
“c” Variance: Minimum Lot Area, Minimum Lot width, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Building Coverage, and Maximum Lot Coverage
“d” Variance: Height

Cont. on other side →→

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13. Case: Z15-066 Minor Site Plan
Applicant: Coles 58, LLC
Address: 58 Coles Street
Attorney: Charles J. Harrington, III, Esq
Block: 11104 Lot: 3
Zone: H- Harsimus Cove Historic District
For: Construction of a 4-story, 6 unit building
“d” Variances: Use, Density, Height
Received Certificate of Appropriateness from Historic Preservation Commission February 29, 2016
14. Case: Z15-034 Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: Arlington Ave Group, LLC
Address: 217 Randolph Avenue and 286-294 Arlington Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 19801 Lot: 13 and 14
Zone: R-1, One and Two Family Housing District
For: Construction of a 6 story building with 43 units and 29 onsite parking spaces
“d” Variances: Use, Height
15. Case: Z15-036 Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: Pronti Construction, Inc
Address: 201-205 Randolph Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 21403 Lot: 2 and 3
Zone: R-1, One and Two Family Housing District
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces
“d” Variances: Use, Height

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON

**Order of applications is subject to change.*